048.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,500 / 904,500
					USE VALUE:	904,500 / 904,500
					ASSESSED:	904,500 / 904,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		HAYES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUSSICHELLA JEAN M
Owner 2:	
Owner 3:	
Street 1:	16 SOCRATES WAY
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	BUSSICHELLA JOSEPH K-ETAL -
Owner 2:	RAINHA JEAN MARIE -
Street 1:	16 SOCRATES WAY
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 9,663 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2236 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9663.000	383,400	10,000	511,100	904,500
Total Card	0.222	383,400	10,000	511,100	904,500
Total Parcel	0.222	383,400	10,000	511,100	904,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.52 | /Parcel: 404.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34091

GIS Ref

GIS Ref

Insp Date 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 048.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	383,500	10000	9,663.	511,100	904,600	904,600	Year End Roll	12/18/2019
2019	104	FV	300,800	10000	9,663.	543,100	853,900	853,900	Year End Roll	1/3/2019
2018	104	FV	300,800	10000	9,663.	396,100	706,900	706,900	Year End Roll	12/20/2017
2017	104	FV	282,600	10000	9,663.	345,000	637,600	637,600	Year End Roll	1/3/2017
2016	104	FV	282,600	10000	9,663.	293,900	586,500	586,500	Year End	1/4/2016
2015	104	FV	272,500	10000	9,663.	287,500	570,000	570,000	Year End Roll	12/11/2014
2014	104	FV	272,500	10000	9,663.	236,400	518,900	518,900	Year End Roll	12/16/2013
2013	104	FV	283,200	10000	9,663.	224,900	518,100	518,100		12/13/2012

!4069!

PRINT

Date	Time
12/10/20	19:09:17

LAST REV

Date	Time
03/11/20	15:22:13
danam	
4069	

USER DEFINED

Prior Id # 1:	34091
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUSSICHELLA JOS	56711-327		4/8/2011	Convenience	1	No	No		
	13787-388		9/1/1979		75,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2020	185	Redo Bat	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/28/2012	Inspected	BR	B Rossignol
5/1/2009	Inspected	189	PATRIOT
4/11/2009	Missed Appt.	197	PATRIOT
5/4/2001	Value Adj.	PM	Peter M
4/27/2000	Missed Appt.	263	PATRIOT
4/15/2000	Missed Appt.	270	PATRIOT
3/8/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9663		Sq. Ft.	Site		0	80.	0.66	1			Med. Tr	-10					511,122						511,100	

Total AC/HA: 0.22183 | Total SF/SM: 9663 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 511,122 | Spl Credit | Total: 511,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11958849
Const Adj.:	0.98990101
Adj $ / SQ:	188.408
Other Features:	116300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642175
Depreciation:	258796
Depreciated Total:	383378

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

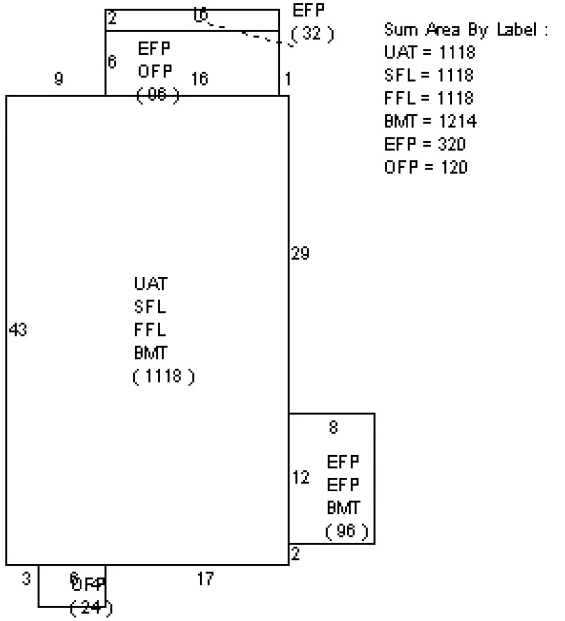
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.41
Special Features:	0	Val/Su Net:	91.94
Final Total:	383400	Val/Su SzAd	171.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,214	56.520	68,618
FFL	First Floor	1,118	188.410	210,640
SFL	Second Floor	1,118	188.410	210,640
EFP	Enclos Porch	320	35.370	11,319
UAT	Upper Attic	280	75.360	21,064
OFP	Open Porch	120	29.940	3,593

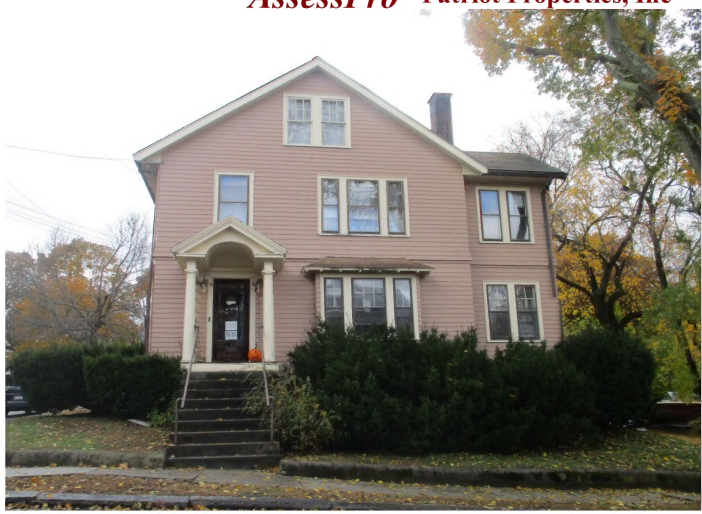
Net Sketched Area:	4,170			Total:	525,874
Size Ad	2236	Gross Are	5008	FinArea	2236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

048.0-0004-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	104			3,700			3,700
3	Garage	D	Y	1	24x22	A	AV	1925	19.73	T	40	104			6,300			6,300

More:	N	Total Yard Items:	10,000	Total Special Featues:		Total:	10,000